





Situated on the outskirts of the historic market town of Bury St Edmunds, this spacious three-bedroom semi-detached home offers comfortable and versatile living throughout. The property features two good sized reception rooms, ideal for family life, entertaining, or working from home. Outside, the low maintenance garden provides a private retreat with a patio area and a charming summer house, perfect for relaxing or enjoying time with friends and family. Additional benefits include a garage and off-road parking, offering convenience and practicality. With easy access to the town's wide range of shops, schools and transport links, this well-located home is ideal for those seeking space, comfort and excellent connectivity.

### **Entrance Hall**

12' 6" x 6' 3" (3.8m x 1.899m)

Welcoming entrance hall with cupboard housing the electric meter. Stairs to first floor. Electric heater.

### **Sitting Room**

14' 10" x 11' 9" (4.514m x 3.574m)

Good size room with window to front. Hot and cold air conditioning unit.

### **Kitchen**

9' 11" x 9' 11" (3.022m x 3.025m)

Ample wall and base, cupboard and drawer units with worktops over and inset sink and drainer. It includes electric hob and oven, space for washing machine, slimline dish washer and fridge. window and door to rear garden.

### **Dining Room**

11' 1" x 9' 5" (3.378m x 3.029m)

Fire place and window to rear. Electric heater.

### **Landing**

9' 2" x 7' 11" (2.803m x 2.405m)

Airing cupboard and loft access. Electric heater

### **Bedroom 1**

12' 0" x 11' 10" (3.657m x 3.609m)

Large room with window to front and side. Hot and cold air conditioning unit.

### **Bedroom 2**

11' 11" x 9' 11" (3.636m x 3.023m)

Double room with window to rear. Electric heater.

### **Bedroom 3**

9' 3" x 8' 0" (2.831m x 2.429m)

Window to front. Electric heater.

### **Bathroom**

6' 2" x 5' 6" (1.884m x 1.677m)

Bath with shower over, pedestal sink and window to rear.

### **Cloakroom**

5' 7" x 2' 9" (1.701m x 0.827m)

WC and window to rear.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with path leading to front door. Parking to front of garage.

#### **Rear Garden**

Good size garden with low maintenance artificial grass and bricked paved seating area. Path leading to summer house. Pedestrian door to garage.

#### **Summer House**

15' 8" x 9' 2" (4.785m x 2.804m)

Spacious summer house with electric. 2 double glazed windows front and double doors to garden.

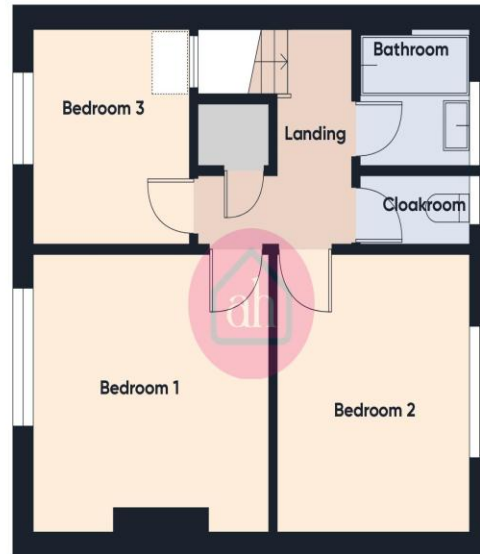
#### **Garage**

15' 11" x 9' 3" (4.841m x 2.820m)

Power and light. Up and over door.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1913.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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